160.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,381,900 / 1,381,900
					USE VALUE:	1,381,900 / 1,381,900
					ASSESSED:	1,381,900 / 1,381,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEVY DAVID J & PERSIS B
Owner 2:	
Owner 3:	
Street 1:	81 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERSON JOEL S/ESTATE OF -
Owner 2:	LUSCINSKI ROBERT W/PERS REP -
Street 1:	458 BOSTON ST STE#5
Twn/City:	TOPSFIELD
St/Prov:	MA Cntry:
Postal:	01983

NARRATIVE DESCRIPTION

This parcel contains .252 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1905, having primarily Clapboard Exterior and 2704 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10969.000	853,100	4,400	524,400	1,381,900
Total Card	0.252	853,100	4,400	524,400	1,381,900
Total Parcel	0.252	853,100	4,400	524,400	1,381,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.01 /Parcel: 511.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

106646

GIS Ref

GIS Ref

Insp Date

10/06/18

!12506!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	853,100	4400	10,969.	524,400	1,381,900		Year end	12/23/2021
2021	101	FV	827,700	4400	10,969.	524,400	1,356,500		Year End Roll	12/10/2020
2020	101	FV	823,900	4400	10,969.	524,300	1,352,600	1,352,600	Year End Roll	12/18/2019
2019	101	FV	474,200	4400	10,969.	524,300	1,002,900	1,002,900	Year End Roll	1/3/2019
2018	101	FV	335,300	4400	10,969.	464,400	804,100	804,100	Year End Roll	12/20/2017
2017	101	FV	335,300	4400	10,969.	389,500	729,200	729,200	Year End Roll	1/3/2017
2016	101	FV	335,300	4400	10,969.	389,500	729,200	729,200	Year End	1/4/2016
2015	101	FV	316,300	4400	10,969.	337,100	657,800	657,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:56:52

LAST REV

Date	Time
09/26/19	10:22:17
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12506

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERSON JOEL S/E	70978-371		5/8/2018	Change>Sale	1,225,000	No	No		
LINGANE MARY BE	29011-213		8/25/1998		131,000	No	No		JOEL S BERSON D.O.D. 6/15/2017.

USER DEFINED

Prior Id # 1:	106646
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/4/2019	159	Heat App	14,000	C				HVAC
10/9/2018	1461	Inter Fi	600,000	O				gut reno
10/3/2018	1441	Inter-De	50,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2019	Left Notice	DGM	D Mann
9/25/2019	Permit Visit	DGM	D Mann
9/4/2019	Mail Update	JO	Jenny O
10/6/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Measured	372	PATRIOT
1/17/2000	Inspected	277	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	256	PATRIOT
7/22/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10969		Sq. Ft.	Site		0	70.	0.68	8									524,351						524,400	

Total AC/HA:	0.25181	Total SF/SM:	10969	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	524,351	Spl Credit		Total:	524,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	1 - Wood Shingl	15	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.08352602
Const Adj.:	1.36336362
Adj $ / SQ:	199.427
Other Features:	132949
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	894239
Depreciation:	41135
Depreciated Total:	853104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

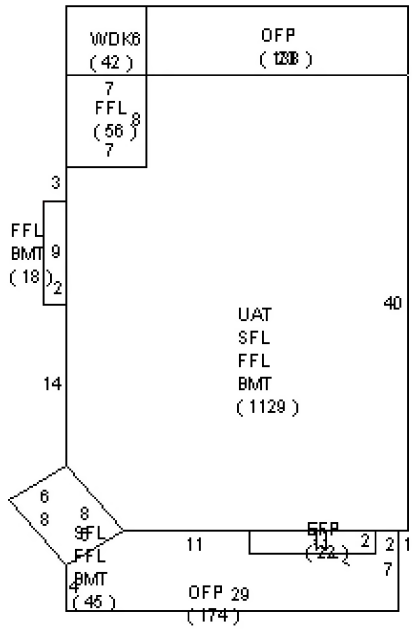
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	241.31
Special Features:	0	Val/Su Net:	199.70
Final Total:	853100	Val/Su SzAd	352.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,248	199.430	248,885
BMT	Basement	1,192	59.830	71,315
SFL	Second Floor	1,174	199.430	234,128
OFP	Open Porch	312	29.710	9,268
UAT	Upper Attic	282	139.600	39,402
WDK	Deck	42	21.810	916
EFP	Enclos Porch	22	98.980	2,178

	Net Sketched Area:	4,272		Total:	606,092
Size Ad	2422	Gross Area	5119	FinArea	2704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1915	22.72	T	40	101			4,400			4,400

More:	N	Total Yard Items:	4,400	Total Special Featues:		Total:	4,400